

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**

March 2, 2005 - 3:00 p.m.

Municipal Building, City Council Chamber

The meeting of the Oklahoma City Historic Preservation Commission was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma. The meeting convened at 3:06 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24 hours prior to the meeting.

**1. CALL TO ORDER AND ROLL CALL**

Members Present:     Thomas J. Daniel IV, Chairman  
                              Thomas Small, AIA, Vice-Chairman  
                              Carolee Galbraith  
                              Gretchen Bennett  
                              Joseph B. Couch  
                              Marnie Taylor  
                              Jane Holcombe  
                              Roland Tague  
                              Karen Collier

Members Absent:     Shannon Kelley

Staff Present:         Eva Osborne, AIA, Preservation Officer, Planning Department  
                              Wiley Rice, Planner, Planning Department  
                              Angela Yetter, Administrative Coordinator, Planning Department  
                              Susan Randall, Assistant Municipal Counselor

**2. APPROVAL OF MINUTES**

Commissioner Bennett indicated an error in the February 2, 2005 Minutes under Item 4. The item stated: "to approve the minutes of the December 1, 2004 Historic Preservation Meeting." The item now reads: "to approve the resolution to recognize the Mesta Park and Edgemere Park Historic Preservation District Committees."

APPROVED. Motion: Galbraith/Couch to approve the minutes of the February 2, 2005, Historic Preservation Commission meeting as amended. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

**3. CITATION REPORT**

Mr. Wilson, Zoning Inspector, was present to comment.

**4. CONTINUANCE REQUESTS**

**A.**     **A.**     Staff requests continuance of the following cases:  
                      None

## Historic Preservation Commission

Minutes - Page 2 of 6

B. Other continuance requests:  
None

C. Staff announced the withdrawal of the following case:

HPCA-04-064 at 111 NW 14 Street. (Heritage Hills East HD), Ward 7. NO ACTION WAS REQUIRED on application of Pam Thompson, to 1.) expand the asphalt parking area. A new application for the revised work items will be submitted for review. Staff will begin the notification process upon receipt.

### 5. CONSENT DOCKET CASES

5A. HPCA-05-010 at 227 NW 16 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Mark Ruffin for Certificate of Appropriateness to install 1.) wood trim to wood portion of fence and 2.) metal cap at wood trim.

5B. HPCA-04-081 at 619 NW 26 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Skeeter Owens for Oklahoma City Housing Services Redevelopment Corporation for a Certificate of Appropriateness granting an extension of the previously approved proposal to install a new concrete driveway.

5C. HPCA-05-014 at 828 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Anne Zachritz for Certificate of Appropriateness to 1.) install 2 full light storm doors

APPROVED. Motion: Bennett/Taylor to approve the above items as stated.  
Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague.  
Nays: None. Abstained: Small, from Item 5B.

### 6. CASES FOR INDIVIDUAL CONSIDERATION

6A. HPCA-04-144 at 323 NW 16 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Tim Tylte by Jimmy Salda of Salda Construction for a Certificate of Appropriateness to construct a 1.) back 2<sup>nd</sup> story addition, including 1.a) clay tile roof, 1.b) stucco walls and 1.c) wood windows.

Commissioner Small suggested that a proposal for a 2<sup>nd</sup> story addition located at the side corner furthest from the side street would better meet the criteria of the Guidelines.

DENIED. Motion: Small/Couch to deny without prejudice the application HPCA-04-144 as the addition, as proposed, does not meet the criteria of the Guidelines.  
Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague.  
Nays: None.

6B. HPCA-04-049 at 501 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Adam Brown for a Certificate of Appropriateness to 1.) replace the fence.

## Historic Preservation Commission

Minutes - Page 3 of 6

Mr. Brown was present. Ms. Erwin was present.

APPROVED. Motion: Bennett/Taylor to approve the fence of application HPCA-04-049 contingent upon the submission of a complete, to scale, dimensioned, site plan; approval is granted based on a determination that the proposed fence location does not diminish the historic character of the neighborhood and based on the unique circumstances of the project. The project is unique in that the pool location prohibits construction of the fence in a location that is compliant with the Guidelines. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier. Nays: Tague.

- 6C. HPCA-05-011 at 436 NW 16 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Thomas Deamon for a Certificate of Appropriateness to 1.) replace 2 existing garage doors with 2 new wood panel garage doors.

Mr. Deamon was present.

APPROVED. Motion: Small/Holcombe to approve application HPCA-05-011. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

- 6D. HPCA-04-150 at 433 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Jeff Jenkins for Dara Prentice for Certificate of Appropriateness to 1.) replace existing garage doors, 2.) construct terrace in back, 3.) reconstruct basement stair, 4.) construct arbor and outdoor fireplace, 5.) remove window and install new door and 6.) move gate in existing fence.

Commissioner Daniel stepped out.

Mr. Jenkins was present.

APPROVED. Motion: Holcombe/Galbraith to approve application HPCA-04-150. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

- 6E. HPCA-05-012 at 805 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Suan Grant for a Certificate of Appropriateness to 1.) remove existing second floor window, 2.) replace and enlarge the kitchen window, 3.) remove shutters, 4.) demolish wishing well, 5.) remove non-historic siding to reveal historic wood siding and repair/replace wood siding in-kind and 6.) replace garage doors.

Ms. Pelofsky of the neighborhood committee was present.

PARTIALLY APPROVED & PARTIALLY CONTINUED. Motion: Bennett/Collier to approve Items 1-5 of application HPCA-05-012 and to continue Item 6, the garage doors, allowing the applicant additional time to supply the necessary support documentation for the door design. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

## Historic Preservation Commission

Minutes - Page 4 of 6

- 6F. HPCA-04-119 at 930 NW 22 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Ian Adams for Certificate of Appropriateness to construct a new sidewalk with a concrete stair.

APPROVED. Motion: Bennett/Couch to approve this item of application HPCA-04-119. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

- 6G. HPCA-05-009 at 705 NW 24 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of April Gregory for Greg Co LLC for a Certificate of Appropriateness to 1.) remove mixture of aluminum, vinyl, and deteriorated wood windows and 2.) install one over one wood windows to fit the existing openings.

Ms. Gregory was present.

DENIED. Motion: Small/Bennett to deny without prejudice Item 1 of application HPCA-05-009 as the applicant has not fully demonstrated that the wood windows were damaged beyond repair. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small. Nays: Tague, Collier.

APPROVED. Motion: Small/Galbraith to approve Item 2 of application HPCA-05-009. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

- 6H. HPCA-04-095 at 115 E Reno Street. (Bricktown Urban Design District, (This structure is an individually recognized Historic Landmark), Ward 7. Consideration and possible action on application of Sam Gresham for Linda Rosser for Certificate of Appropriateness to 1.) install sign and 2.) demolish non-historic back wall to accommodate approved alterations.

Mr. Gresham was present. He will provide a copy of the National Register Nomination to staff prior to receipt of the Certificate of Appropriateness.

APPROVED. Motion: Small/Couch to approve Item 1 of application HPCA-04-095. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

APPROVED. Motion: Small/Couch to approve Item 2 of application HPCA-04-095 as the wall in question was constructed outside of the period of significance, as stated in the National Register Nomination; therefore it is not historic. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

- 6I. HPCA-05-013 at 115 E Reno Street. (Bricktown Urban Design District, (This structure is an individually recognized Historic Landmark), Ward 7. Consideration and possible action on the application of Sam Gresham for Linda Rosser for a Certificate of Appropriateness to 1.) remove and replace existing coiling door, 2.) remove existing painted sign, 3.) construct wood and metal awning at

## Historic Preservation Commission

Minutes - Page 5 of 6

existing opening, 4.) construct new entry walls within the existing building, and 5.) add ware-house style light fixtures.

Mr. Gresham was present.

APPROVED. Motion: Small/Couch to approve Item 1 of application HPCA-05-013. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

APPROVED. Motion: Bennett/Couch to approve Item 2 of application HPCA-05-013 as the sign is non-historic. The paint must be removed without damage to the brick. Ayes: Daniel, Bennett, Couch, Taylor, Small, Collier, Tague. Nays: Holcombe, Galbraith.

DENIED. Motion: Small/Couch to deny with prejudice Item 3 of application HPCA-05-013 as the proposed awning is not appropriate for the historic character of the building. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

APPROVED. Motion: Small/Couch to approve Item 4 of application HPCA-05-013. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague. Nays: Collier.

APPROVED. Motion: Small/Galbraith to approve Item 5 of application HPCA-05-013. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

### 7. OTHER BUSINESS

7A. Resolution to Recommend an amendment to section 2.7 of the Design Guidelines.

APPROVED. Motion: Tague/Small to approve the resolution recommending amendments to section 2.7 of the Design Guidelines. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

### 8. COMMUNICATIONS

8A. HPCA-04-061 at 207 NW 18 Street. (Heritage Hills HD), Ward 6. Staff announced the applicant's request for appeal of the HP Commission's denial of the front door proposal at the February 2, 2005 meeting. The Board of Adjustment will hear the appeal March 17, 2005 at 1:30pm, at the Municipal Building 3rd floor, City Council Chamber. For additional information contact J.J. Chambless at 297-2417.

8B. HPCA-04-146 at 2023 N Shartel Blvd. Street. (Mesta Park HD), Ward 6. Mr. Werth has offered the Commission technical information concerning concrete block.

8C. HPCA-04-147 at 225 NW 25 Street. (Jefferson Park HD), Ward 2. Staff announced the applicant's request for appeal of the HP Commission's denial of the proposal to construct a carport at the February 2, 2005 meeting. The Board of Adjustment will hear the appeal March 17, 2005 at 1:30pm, at the Municipal

## Historic Preservation Commission

Minutes - Page 6 of 6

Building 3rd floor, City Council Chamber. For additional information contact J.J. Chambless at 297-2417.

8D. HPCA-04-143 at 704 NW 42 Street. (Crown Heights HD), Ward 2. Staff announced the withdrawal of the proposal to construct a second story addition with side dormer.

8E. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, April 6, 2005, at 3:00 p.m. at the Municipal Building, City Council Chamber. New applications and information on continued projects must be submitted to staff by 5:00 p.m., Tuesday, March 15, 2005.

### 9. ADJOURNMENT (5:36 p.m.)

Motion: Small/Galbraith to adjourn the March 2, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague. Nays: None.

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